



Prepared by  
Michele Shough, an employee of  
**First American Title Insurance Company**  
2001 9th Avenue, Suite 108  
Vero Beach, Florida 32960  
(877)753-0344

Return to: Grantee

File No.: 2118-2727663

### **WARRANTY DEED**

THIS INDENTURE, executed on 1/18/2022, between

**Xi Wang**

whose mailing address is: 18 Jiuxianqiao Road Indego Office Bldg Room 103 Beijing, China 100000, ,  
hereinafter called the "grantor", and

**Arduino B. David, a single man and Lala Gilman, a single woman as joint tenants with right of survivorship**

whose mailing address is: 2308 57th Cir, Vero Beach, FL 32966-4619,  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River** County, **FL**, to-wit:

Condominium Unit 2308, Building 3, PALM ESTATES AT VERO BEACH CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 2039, Page 1688, as amended from time to time, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33390400035003002308.0**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

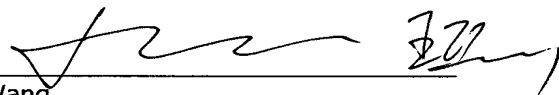
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2021.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Xi Wang

*Signed, sealed and delivered in our presence:*

Wen li Deng  
Witness Signature

Wen li Deng  
Print Name

Tianyou Ruan  
Witness Signature

Tianyou Ruan  
Print Name

Country **Beijing, China**  
and City  
of

District \_\_\_\_\_

**The Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on \_\_\_\_\_, by **Xi Wang**.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☐  
Type of Identification Produced a valid driver's license

# 公 证 书

(2022)京方圆外民证字第 1140 号

申请人：王熙，男，1989 年 9 月 16 日出生，公民身份  
号码：440102198909164012。

公证事项：签名

兹证明王熙于 2022 年 1 月 18 日来到我处，在本公证员  
的面前，在前面的英文担保契约上签名。

中华人民共和国北京市方圆公证处

公证员

贺颖



LI04912634

## NOTARIAL CERTIFICATE

(Translation)

(2022) J.F.Y.W.M.Z.Zi, No. 1140

Applicant: Wang Xi, male, born on September 16, 1989, I.D. Card  
No. 440102198909164012.

Item of Notarization: Signature

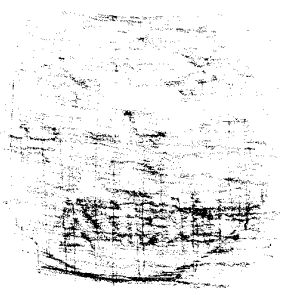
This is to certify that the applicant came to my office on January 18,  
2022, affixing the signature before me on the English Warranty Deed  
attached hereto.

Notary: He Ying

Beijing Fangyuan Notary Public Office

The People's Republic of China

January 25, 2022



L104912629

# 公 证 书

(2022)京方圆外民证字第 1141 号

申请人：王熙，男，1989 年 9 月 16 日出生，公民身份  
号码：440102198909164012。

公证事项：译本与原本相符

兹证明前面的英文译本与（2022）京方圆外民证字第  
1140 号公证书中文原本内容相符。

中华人民共和国北京市方圆公证处

公证员

贺 颖



LI04912640

## NOTARIAL CERTIFICATE

(Translation)

(2022) J.F.Y.W.M.Z.Zi, No. 1141

Applicant: Wang Xi, male, born on September 16, 1989, I.D. Card  
No. 440102198909164012.

Item of Notarization: Conformity of Translation and Original

This is to certify that the English translation enclosed is identical  
with the Chinese original of the Notarial Certificate (2022)  
J.F.Y.W.M.Z.Zi, No. 1140.

Notary: He Ying

Beijing Fangyuan Notary Public Office

The People's Republic of China

January 25, 2022



L I 04912635